KIRBY COLLETTI

EST 2004

RESIDENTIAL SALES & LETTINGS

158 Plomer Avenue

Hoddesdon EN11 9FS

Price £225,000

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*** Chain Free & Extended Lease*** Kirby Colletti are pleased to offer this Two Bedroom Top Floor Apartment ideally located within easy access to all local amenities including Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10/M25 road links.

The property benefits Security Entry Phone System, uPVC Double Glazed Windows, Residents Parking and Communal Garden.

Accommodation

Communal front door via security entry phone to communal entrance hall with stairs to all floors. Front door to:

Entrance Hall

11'3 x 3'10 (3.43m x 1.17m)

Wall mounted entry phone. Wall mounted fuse box. Laminate flooring. Door to:

Living Room

14'6 x 13'11 max (4.42m x 4.24m max)

Front aspect uPVC double glazed window. Electric heater. Laminate flooring. Door to:

Kitchen

8'6 x 7'11 (2.59m x 2.41m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel one and half bowl sink unit. Tiled splash backs. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Laminate flooring.

Bedroom One

11'1 x 10'5 (3.38m x 3.18m)

Rear aspect uPVC double glazed window. Electric heater. Fitted wardrobes to one wall. Laminate flooring. Door to:

En Suite Shower Room

7'8 x 3'3 (2.34m x 0.99m)

White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Half tiled walls. Extractor fan. Tiled Floor.

Bedroom Two

10'4 x 7'2 (3.15m x 2.18m)

Rear aspect uPVC double glazed window. Electric heater. Laminate flooring.

Family Bathroom

11'5 x 5'8 (3.48m x 1.73m)

White suite comprising panel enclosed bath mixer tap over. Low level W.C with concealed cistern. Wash hand basin. Partly tiled walls. Extractor fan. Airing cupboard. Tiled floor.

Exterior

Communal gardens. Residents parking.

Agents Note

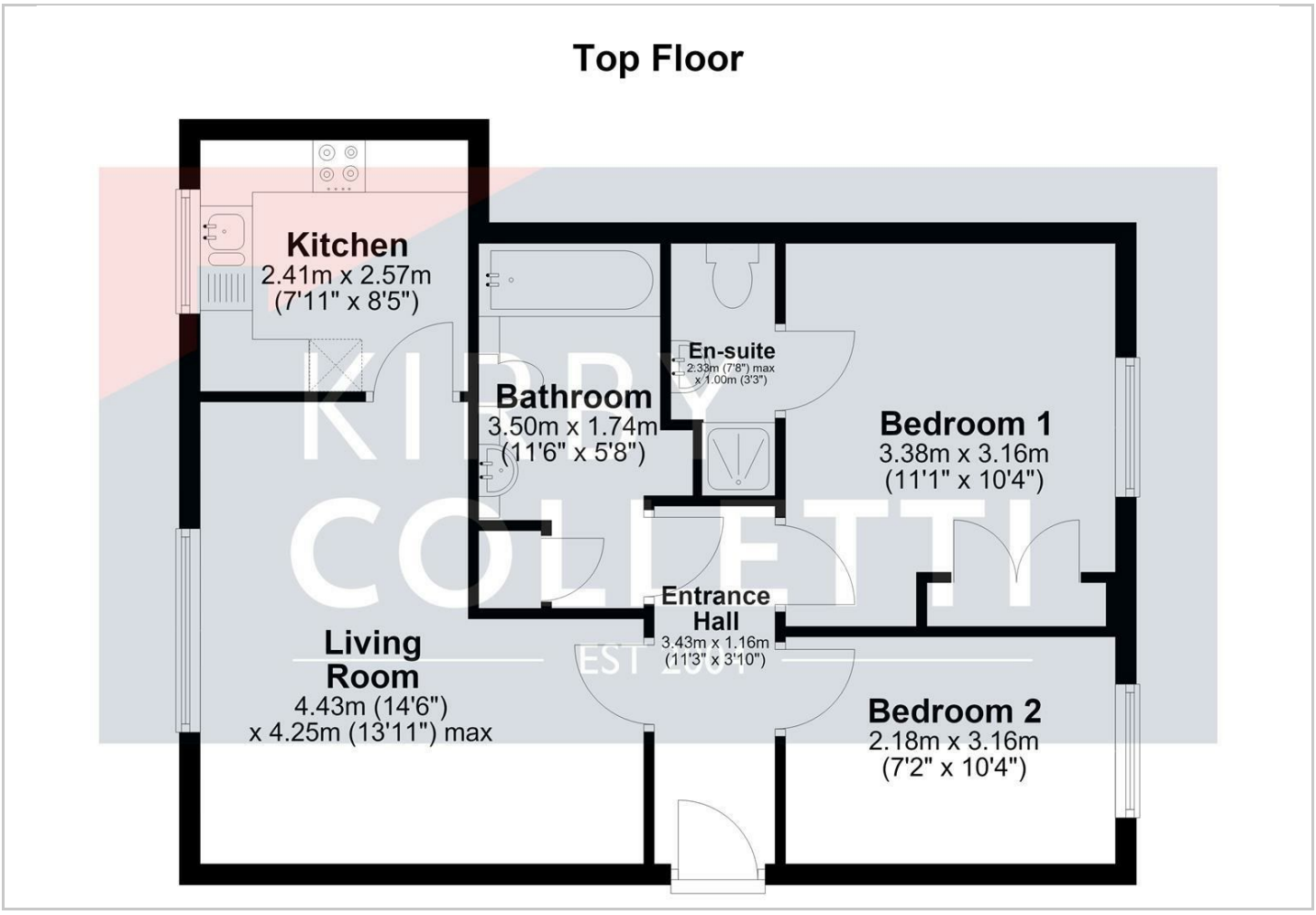
Lease Approx:167 Years Remaining.
Service Charge £2022.75 per annum
Ground Rent: Peppercorn rent.

Road Map

Hybrid Map

Terrain Map

Floor Plan

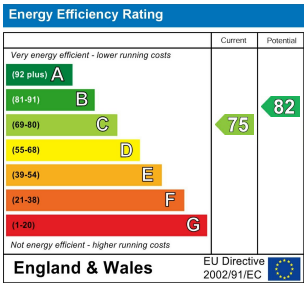


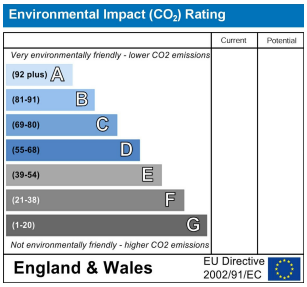
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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